



Westfield–Washington Township Advisory Plan Commission (APC)
Minutes of the June 7, 2021 APC Meeting
Presented for approval: June 21, 2021

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 7, 2021 scheduled for 7:00 p.m. in person at City Hall and online.

Active Links for this Meeting:

[June 7, 2021 APC Agenda & Exhibits](#)

[June 7, 2021 YouTube Video](#)

ROLL CALL: Noted presence of a quorum.

Present In-Person: Kristen Burkman, Matthew Deck, Ginny Kelleher, Robert Horkay, Mike Johns, Andre Maue, and Victor McCarty.

Present Virtually: None

Absent: Dave Schmitz, and Cindy Spoljaric.

City Staff Present in Person: Kevin Todd, Director; Pam Howard, Senior Planner, and Rachel Riemenschneider, Associate Planner.

City Staff Present Virtually: Daine Crabtree, Associate Planner and Caleb Ernest, Associate Planner.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- May 5, 2021 minutes & May 17, 2021 minutes
Motion: Maue motioned to approve the May 5, 2021 minutes & May 17, 2021 minutes as written. McCarty seconded. Motion passed. Vote 7-1 abstention (Deck).

CHANGE TO AGENDA:

YouTube Time: 3:04

The Petitioner for 2107-PUD-13 requested a continuance.

2104-PUD-13
[CONTINUED]

Sycamore Glen PUD

South of and adjacent to 159th Street and west of Towne Road

Coronado Development Corporation by Nelson & Frankenberger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Motion: Burkman motioned to grant the continuance of 2104-PUD-13 as requested by the Petitioner. Kelleher seconded. Motion passed. Vote 7-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

YouTube Time: 9:19

2105-DDP-15

Valvoline

100 E Spring Mill Pointe Drive

Valvoline Instant Oil Change by Weihe Engineers requests Detailed Development Plan approval for a 3,275 square foot commercial building on 1.2 acres +/- in the Springmill Pointe PUD District.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

2106-DDP-22

Open Doors Parking Area Expansion

19360 Tomlinson Road

Open Doors of Washington Township requests Detailed Development Plan approval of a parking area expansion on 0.95 acres +/- in the Open Doors PUD District.

(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

2106-DDP-25

FSS Building Addition

17006 Westfield Park Road

Smith & Perry Enterprise, LLC by Civil Site Group, Inc. requests Detailed Development Plan approval of a 1,640 square foot building addition on 0.90 acres +/- in the EI: Enclosed Industrial District.

(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

Motion: McCarty motioned to approve the Consent Agenda with Staff's conditions.

Kelleher seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

2104-ODP-06 &

2104-SPP-06

YouTube Time: 10:30

Ackerson Farms

West Side of Ditch Road between State Road 32 and 166th Street

Estridge Development Management, LLC by Innovative Engineering requests Primary Plat and Overall Development Plan approval for 403 residential lots and three (3) blocks on 145.92 acres +/- in the Ackerson Farms PUD District.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Motion: Maue motioned to approve 2104-ODP-06 & 2104-SPP-06 with Staff's conditions.

Horkay seconded. Motion passed. Vote 7-1. (Johns)

2104-PUD-11

YouTube Time: 26:34

Bonterra PUD

South side of State Road 32, 1/4 mile west of Gray Road

M/I Homes of Indiana, LP by Church Church Hittle + Antrim request a Change of Zoning for 28.22 acres +/- from the GO: General Office District to the Bonterra PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Motion: Kelleher motioned to forward 2104-PUD-11 to the City Council with a positive recommendation.

Maue seconded. Motion passed. Vote 8-0.

PUBLIC HEARING ITEMS

2106-ODP-12 &

2106-SPP-12

[PUBLIC HEARING]

YouTube Time: 41:38

Somerset

South side of 186th Street, west of Spring Mill Road

Arbor Homes by American Structurepoint requests Overall Development Plan and Primary Plat review of 151 lots on 61.39 acres +/- in Somerset PUD District.

(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

Public Hearing for 2106-ODP-12 & 2106-SPP-12 opened at 7:42 p.m.

- No Public comments.

Public Hearing for 2106-ODP-12 & 2106-SPP-12 closed at 7:44 p.m.

2106-REZ-01

[PUBLIC HEARING]

YouTube Time: 46:16

David Brown Drive Rezone

224 David Brown Drive

Jeremiah Kitchel requests a change in zoning for 1.68 acres +/- from the GB-PD: General Business / Planned Development to the SF1: Single-family Large Lot District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Public Hearing for 2106-REZ-01 opened at 7:48 p.m.

- No Public comments.

Public Hearing for 2106-REZ-01 closed at 7:50 p.m.

2106-PUD-19

[PUBLIC HEARING]

YouTube Time: 54:49

Overlook at Wood Wind PUD

North side of 161st Street, 1/4 mile east of Towne Road

Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Public Hearing for 2106-PUD-19 opened at 8:04 p.m.

- Seven Public Comments.

Public Hearing for 2106-PUD-19 closed at 8:31 p.m.

MISCELLANEOUS BUSINESS

YouTube Time: 1:53:38

APC Discussion on Comprehensive Plan for Downtown.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2101-ZOA-01
[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2102-PUD-06
[CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2105-PUD-16
[CONTINUED]

Winterburg PUD

South of and adjacent to 193rd Street, west of and adjacent to Casey Road

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 154 acres +/- from the AG-SF1: Agriculture / Single-family District to the Winterburg PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2104-PUD-11
[CONTINUED]

Bonterra PUD

South side of State Road 32, 1/4 mile west of Gray Road

M/I Homes of Indiana, LP by Church Church Hittle + Antrim request a Change of Zoning for 28.22 acres +/- from the GO: General Office District to the Bonterra PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS

YouTube Time: 2:17:37

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department: Director Todd welcomed new APC Member Matt Deck and new Associate Planner, Rachel Riemenschneider.

ADJOURNMENT

YouTube Time: 153:38

Motion: Adjourn Meeting.

Motion: McCarty; Second: Kelleher.

Motion passed. Vote: 8-0

Meeting adjourned at 9:19 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary